

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NORTH DAKOTA**

<p>In Re:</p> <p>Generations on 1st, LLC,</p> <p>Debtor.</p>	<p>Case No.: 25-30002</p> <p>Chapter 11</p> <p>(Main Case)</p>
<p>In Re:</p> <p>Parkside Place, LLC,</p> <p>Debtor.</p>	<p>Case No.: 25-30003</p> <p>Chapter 11</p> <p>(Jointly Administered)</p>
<p>In Re:</p> <p>The Ruins, LLC,</p> <p>Debtor.</p>	<p>Case No.: 25-30004</p> <p>Chapter 11</p>

**DECLARATION OF BEAU KOOPAL (INFRASTRUCTURE DESIGN GROUP,  
INC.) CERTIFYING RECORDS PURSUANT TO FEDERAL RULE OF  
EVIDENCE 902(11)**

[illegible]

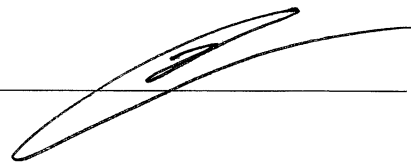
Beau Kogal, pursuant to 28 U.S.C. § 1746, hereby certifies as follows:

1. I am over 18 years of age, of sound mind, and otherwise competent to make this Certification. The evidence set out in this Certification is based on my personal knowledge.
2. I am the Vice President of Infrastructure Design Group, Inc. ("IDG") located in Sioux Falls, South Dakota and have been employed by IDG since 2013. IDG provides civil engineering, site designing, and land surveying services.

3. I am the records custodian for IDG.
4. IDG was subpoenaed for records in the lawsuit *Red River State Bank v. The Ruins, LLC, et. al.*, Codington County Circuit Court, South Dakota, Case No. 14CIV24-68. IDG responded to the subpoena and provided documents as requested.
5. I have personal knowledge of the construction of the 63-unit mid/high rise building located at 315 East Kemp Ave., Watertown, South Dakota (the "Ruins Project"). IDG provided civil engineering and land surveying services for the Ruins Project.
6. I have personal knowledge of the construction of the mixed-use building located at 26 1<sup>st</sup> Ave. SW, Watertown, South Dakota (the "Generations Project"). IDG provided civil engineering and land surveying services for the Generations Project.
7. I have personal knowledge of the construction of the Parkside Place apartment building located at 8 2<sup>nd</sup> St NE, Watertown, South Dakota (the "Parkside Project"). IDG provided civil engineering and land surveying services for the Parkside Project.
8. I have personal knowledge of the construction of the mixed-use building located at 10 N. Broadway, Watertown, South Dakota (the "Lofts Project"). IDG provided civil engineering and land surveying services for the Lofts Project.
9. True and correct copies of IDG's Account Statement, Invoices, payment records, and lien waivers for the Ruins Project are attached as **Exhibit A.**
10. True and correct copies of IDG's Account Statement, Invoices, payment records, and lien waivers for the Generations Project are attached as **Exhibit B.**
11. True and correct copies of IDG's Professional Services Agreement with Craig Development, LLC, Account Statement, Invoices, payment records, and lien waivers for the Parkside Project are attached as **Exhibit C.**
12. True and correct copies of IDG's Account Statement, Invoices, payment records, and lien waivers for the Lofts Project are attached as **Exhibit D.**
13. The documents attached as **Exhibits A (Ruins), B (Generations), C (Parkside), and D (Lofts)** were made at or near the time of the events set forth therein by myself and other people with knowledge of those matters.
14. It was the regular practice of IDG's business activities to make the records and/or to keep copies from information transmitted by the records attached as **Exhibits A, B, C, and D.**
15. The records attached as **Exhibits A, B, C, and D** were kept in the regular course of business activity.
16. I certify under penalty of perjury that the foregoing is true and correct.

Executed on 14<sup>th</sup> day of October, 2025.

Beau Kopal  
Name

A handwritten signature in black ink, appearing to read "Beau Kopal", written over a horizontal line.

# **Exhibit A**

## **Infrastructure Design Group, Inc.**

**Ruins Project  
Account Statement  
Invoices  
Payment Records  
Lien Waivers**



Statement

Infrastructure Design Group, Inc.  
116 West 69th Street, Suite 200  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102

Statement date: 11/25/2024

Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
<b>Craig Properties</b>					
<b>21016 - The Ruins Development</b>					
21257	7/26/2021				4,825.06
		38664	9/16/2021	Check	-4,825.06
				<b>Invoice Total</b>	0.00
21597	11/16/2021				25,323.38
		39650	3/15/2022	Check	-25,323.38
				<b>Invoice Total</b>	0.00
21717	12/16/2021				1,517.60
		39329	1/31/2022	Check	-1,517.60
				<b>Invoice Total</b>	0.00
21791	1/21/2022				1,573.62
		39471	3/15/2022	Check	-1,573.62
				<b>Invoice Total</b>	0.00
21905	3/4/2022				411.47
		112	4/11/2022	Check	-411.47
				<b>Invoice Total</b>	0.00
22084	5/13/2022				489.91
		156	6/16/2022	Check	-489.91
				<b>Invoice Total</b>	0.00
				<b>Client Outstanding</b>	0.00

<b>Craig Properties</b>						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 21257  
Date 07/26/2021

Project **21016 - The Ruins Development**

For Professional Services Through 07/17/2021

**2016.01 - Survey**

Professional Fees

	Hours	Rate	Billed Amount
Beau M. Koopal	5.50	130.00	715.00
Brian T. Carter	5.50	95.00	522.50
Ericka L. Stormo	0.50	70.00	35.00
Phase subtotal			1,272.50

**21016.02 - Design**

Professional Fees

	Hours	Rate	Billed Amount
Beau M. Koopal	8.50	130.00	1,105.00
Chad M. Hanisch	5.50	205.00	1,127.50
Nicholas J. Poor	9.00	95.00	855.00
Vanessa L. Victor	1.00	170.00	170.00

Reimbursables

	Units	Rate	Billed Amount
Mileage	1.00	0.56	0.56
Phase subtotal			3,258.06

Invoice subtotal	4,530.56
Taxable Sales	294.50
Invoice total	<b>4,825.06</b>

Thank you for your business. For billing inquiries, please contact JenniferH@InfrastructureDG.com or call our office at 605-271-5527.

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 21597  
Date 11/16/2021

Project **21016 - The Ruins Development**

For Professional Services Through 11/12/2021

## 2016.01 - Survey

### Professional Fees

	Hours	Rate	Billed Amount
Beau M. Koopal	5.00	170.00	850.00
Brian T. Carter	2.50	95.00	237.50
	4.50	105.00	472.50
Subtotal	7.00		710.00

### Reimbursables

	Units	Rate	Billed Amount
Electronic Survey Equipment	2.00	55.00	110.00
Mileage Survey Vehicle No. 6	2.00	0.85	1.70
Phase subtotal			1,671.70

## 21016.02 - Design

### Professional Fees

	Hours	Rate	Billed Amount
Andrew J. Purintun	98.50	105.00	10,342.50
Beau M. Koopal	15.00	135.00	2,025.00
	25.00	170.00	4,250.00
Subtotal	40.00		6,275.00
Chad M. Hanisch	1.50	210.00	315.00
	8.00	185.00	1,480.00
Subtotal	9.50		1,795.00
Nicholas J. Poor	37.00	95.00	3,515.00

### Reimbursables

	Units	Rate	Billed Amount
Mileage Vehicle No. 12	210.00	0.85	178.50
Phase subtotal			22,106.00



Craig Properties  
Project **21016 - The Ruins Development**

Invoice number 21597  
Date 11/16/2021

Invoice subtotal	23,777.70
Taxable Sales	1,545.68
Invoice total	<b>25,323.38</b>

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at 605-271-5527.*

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Invoice number 21717  
Date 12/16/2021  
Project **21016 - The Ruins Development**

For Professional Services Through 12/04/2021

**21016.05 Staking**

Professional Fees

Brian T. Carter

Hours	Rate	Billed Amount
3.00	105.00	315.00

**21016.02 - Design**

Professional Fees

Chad M. Hanisch

Hours	Rate	Billed Amount
6.00	185.00	1,110.00

Invoice subtotal	1,425.00
Taxable Sales	92.60
Invoice total	<b>1,517.60</b>

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at 605-271-5527.*

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Invoice number 21791  
Date 01/21/2022  
Project **21016 - The Ruins Development**

For Professional Services Through 01/15/2022

**21016.05 Staking**

Professional Fees

Brian T. Carter

Reimbursables

Electronic Survey Equipment

Mileage Survey Vehicle No. 6

Phase subtotal

Hours	Rate	Billed Amount
13.00	105.00	1,365.00
Units	Rate	Billed Amount
2.00	55.00	110.00
3.00	0.85	2.55
Phase subtotal		1,477.55
Invoice subtotal		1,477.55
Taxable Sales		96.07
Invoice total		<b>1,573.62</b>

Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at 605-271-5527.

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 21905  
Date 03/04/2022  
Project **21016 - The Ruins Development**

For Professional Services Through 02/26/2022

**21016.01 - Survey**

Professional Fees

	Hours	Rate	Billed Amount
Beau M. Koopal	1.00	178.00	178.00
Brian T. Carter	1.00	115.00	115.00
Phase subtotal			293.00

**21016.04 - Additional Services**

Professional Fees

	Hours	Rate	Billed Amount
Chad M. Hanisch	0.50	185.00	92.50

Reimbursables

	Units	Rate	Billed Amount
Mileage Survey Vehicle No. 6	1.00	0.85	0.85
Phase subtotal			93.35

Invoice subtotal	386.35
Taxable Sales	25.12
Invoice total	<b>411.47</b>

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at (605) 271-5527. This invoice may not include expenses incurred but not yet billed to us. Balances due which are not paid within thirty days will be charged interest at the rate of eighteen percent (18%) per annum.*

*\*\*\* We now accept credit cards. Please call our office at (605) 271-5527 to make a credit card payment. Note all credit card payments will incur a 3% service charge.\*\*\**

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 22084  
Date 05/13/2022  
Project **21016 - The Ruins Development**

For Professional Services Through 05/07/2022

**21016.05 Staking**

Professional Fees

	Hours	Rate	Billed Amount
Brian T. Carter	4.00	115.00	460.00
Invoice subtotal			460.00
Taxable Sales			29.91
Invoice total			<b>489.91</b>

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at (605) 271-5527. This invoice may not include expenses incurred but not yet billed to us. Balances due which are not paid within thirty days will be charged interest at the rate of eighteen percent (18%) per annum.*

*\*\*\* We now accept credit cards. Please call our office at (605) 271-5527 to make a credit card payment. Note all credit card payments will incur a 3.5% service charge. \*\*\**



DATE:09/14/21 CK#:38664 TOTAL:\$37,076.36\*\* BANK:1120 - Craig Properties, LLC

PAYEE:INFRASTRUCTURE DESIGN GROUP(infrastr)

Property	Account	Invoice	Description	Amount
0824	6200			37,076.36
				<hr/> 37,076.36

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

38664

77-7869/2913

\*\*\*\* THIRTY SEVEN THOUSAND SEVENTY SIX AND 36/100 DOLLARS

TO THE  
ORDER OF

09/14/21

\$37,076.36\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account



Authorized Signature

11

595711

**Craig Properties, LLC**PO Box 426  
Fargo, ND 58107First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

39329

77-7869/2913

\*\*\*\*\* ONE THOUSAND FIVE HUNDRED SEVENTEEN AND 60/100 DOLLARS


TO THE  
ORDER OF

01/18/22

\$1,517.60\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account

  
Authorized Signature

||

6957||

DATE:02/07/22 CK#:39471 TOTAL:\$2,271.19\*\*\* BANK:Craig Properties, LLC(1120)

PAYEE:INFRASTRUCTURE DESIGN GROUP

Property Address	Invoice - Date	Description	Amount
Craig Properties	02/07/2022		2,271.19
			<hr/> 2,271.19

**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

39471

77-7869/2913

\*\*\*\* TWO THOUSAND TWO HUNDRED SEVENTY ONE AND 19/100 DOLLARS

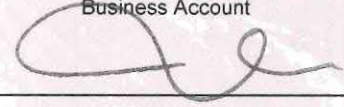
TO THE  
ORDER OF

02/07/22

\$2,271.19\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account



Authorized Signature

II [REDACTED] 695711



DATE:03/08/22 CK#:39650 TOTAL:\$28,332.01\*\* BANK:Craig Properties, LLC (1120)

PAYEE:INFRASTRUCTURE DESIGN GROUP

Property Address	Invoice - Date	Description	Amount
Craig Properties	03/08/2022		28,332.01
			<hr/> 28,332.01

**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

39650

77-7869/2913

\*\*\*\* TWENTY EIGHT THOUSAND THREE HUNDRED THIRTY TWO AND 01/100 DOLLARS


TO THE  
ORDER OF

03/08/22

\$28,332.01\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account



Authorized Signature

|| [REDACTED] 6957 ||

DATE:04/02/22 CK#:112 TOTAL:\$411.47\*\*\*\*\* BANK:The Ruins, LLC(ruins)  
PAYEE:INFRASTRUCTURE DESIGN GROUP  
Property Invoice - Date Description  
p00000001 04/02/2022

Amount  
411.47  

---

411.47



**The Ruins, LLC**

1405 1st Ave N

Document

Page 21 of 88

Red River State Bank  
300 2nd Ave W  
Halstad, MN 56548

112

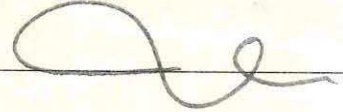
\*\*\*\* FOUR HUNDRED ELEVEN AND 47/100 DOLLARS

TO THE  
ORDER OF

04/02/22

\$411.47\*\*\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108



||



3 7 8 2 ||

**The Ruins, LLC**

1405 1st Ave N

Red River State Bank  
300 2nd Ave W  
Halstad, MN 56548

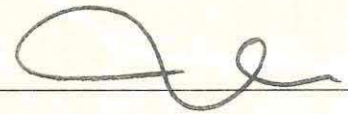
156

\*\*\*\* FOUR HUNDRED EIGHTY NINE AND 91/100 DOLLARS

TO THE  
ORDER OF

06/01/22

\$489.91\*\*\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

||

3 78 2 ||

**WAIVER OF LIEN**

**SD19260724**

**TO WHOM IT MAY CONCERN AND TO RED RIVER BANK**

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date <sup>on the invoice</sup> ~~hereof~~ upon the real property situated in the County of Codington, State of South Dakota described as:

**315 East Kemp, Watertown, SD 57201**

Dated this 17<sup>th</sup> day of June, 2022.

**AMOUNT: \$[Enter Amount]**  
**[Enter Memo Info]**

**[Enter Creditor Name]**

FULL \$ 489.91

PARTIAL \_\_\_\_\_

Infrastructure Design Group  
By: Beau Kapal  
Its: Vice President  
Address: 3241 E. Bism Trail  
Sioux Falls, SD 57108  
Phone Number: 605-680-4156

**PLEASE SIGN AND RETURN TO:**

**Craig Development, LLC**  
**1405 1 Ave N**  
**Fargo, ND 58102**

Property	Invoice - Date	Description	Amount
p0000001	06/01/2022		489.91
			<u>489.91</u>

**WAIVER OF LIEN**

**SD19260724**

TO WHOM IT MAY CONCERN AND TO RED RIVER BANK

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon <sup>the invoice</sup> the real property situated in the County of Codington, State of South Dakota described as:


**315 East Kemp, Watertown, SD 57201**

Dated this 15 day of March, 2022

**AMOUNT: \$[Enter Amount]**  
[Enter Memo Info]

**[Enter Creditor Name]**

FULL \_\_\_\_\_  
PARTIAL ✓ \_\_\_\_\_

  
By: Beau Koppel  
Its: Vice President  
Address: 3241 E. Bison Trail  
Sioux Falls, SD 57108  
Phone Number: 605-271-5327

**PLEASE SIGN AND RETURN TO:**

**Craig Development, LLC**  
**1405 1 Ave N**  
**Fargo, ND 58102**

WAIVER OF LIEN

SD19260724

TO WHOM IT MAY CONCERN AND TO RED RIVER BANK

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date <sup>on the invoice</sup> ~~hereof~~ upon the real property situated in the County of Codington, State of South Dakota described as:

315 East Kemp, Watertown, SD 57201

Dated this 12<sup>th</sup> day of April, 2022.

AMOUNT: \$411.47  
[Enter Amount]  
[Enter Memo Info]

[Enter Creditor Name]

FULL X  
PARTIAL \_\_\_\_\_

Infrastructure Design Group, Inc.  
By: Beau Kapsal  
Its: Vice President  
Address: 3241 E. Bison Trail  
Sioux Falls, SD 5708  
Phone Number: 605-680-4156

PLEASE SIGN AND RETURN TO:

Craig Development, LLC  
1405 1 Ave N  
Fargo, ND 58102



2016.01  
20031.05  
20031.04  
20163.01  
20163.02  
20163.03

**WAIVER OF LIEN**

**SD20297500**

TO WHOM IT MAY CONCERN AND TO Watertown Development Company and First Dakota Title -  
Watertown

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**Lots 1 of Generations on 1st Original Plat of the City of Watertown, Codington County, South Dakota, according to the recorded plat thereof.**

**26 1st Ave SW, Watertown, SD 57201**

Dated this 24 day of September 2021.

AMOUNT: \$ \_\_\_\_\_

Paid to: \_\_\_\_\_

FULL \_\_\_\_\_

PARTIAL \_\_\_\_\_

By: Brian Koopel  
Its: Owner  
Address: 3241 E. Bison Trl.  
Sioux Falls, SD 57108  
Phone Number: 680-4156

**PLEASE SIGN AND RETURN TO:**

**Craig Development  
1405 1st Ave N  
Fargo, ND 58102**

**WAIVER OF LIEN**

**SD19260724**

TO WHOM IT MAY CONCERN AND TO RED RIVER BANK

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**315 East Kemp, Watertown, SD 57201**

Dated this 18<sup>th</sup> day of March, 2022

AMOUNT: \$[Enter Amount]  
[Enter Memo Info]

[Enter Creditor Name]

FULL

PARTIAL

By: Beau Koppen  
Its: Vice President  
Address: 3241 E Bison Trail  
Sioux Falls SD 57108  
Phone Number: 605-271-5527

**PLEASE SIGN AND RETURN TO:**

**Craig Development, LLC  
1405 1 Ave N  
Fargo, ND 58102**

## **Exhibit B**

### **Infrastructure Design Group, Inc.**

#### **Generations Project**

#### **Account Statement**

#### **Invoices**

#### **Payment Records**

#### **Lien Waivers**



Statement

Infrastructure Design Group, Inc.  
116 West 69th Street, Suite 200  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102

Statement date: 11/25/2024

	Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
--	----------------	--------------	---------	--------------	----------------	--------

**Craig Properties**

**20042 - Generations on 1st**

20404	11/2/2020					1,224.75
		37699	3/23/2021	Check		-1,224.75
				<b>Invoice Total</b>		0.00
20403	11/2/2020					6,496.50
		37699	3/23/2021	Check		-6,496.50
				<b>Invoice Total</b>		0.00
				<b>Client Outstanding</b>		0.00

Craig Properties						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
0.00	0.00	0.00	0.00	0.00	0.00	0.00

Statement

Infrastructure Design Group, Inc.  
116 West 69th Street, Suite 200  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102

Statement date: 11/25/2024

Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
----------------	--------------	---------	--------------	----------------	--------

**Craig Properties**

**20163 - Generations On 1st Site Design**

21255	7/26/2021				27,690.00
		38664	9/16/2021	Check	-27,690.00
				<b>Invoice Total</b>	0.00
21503	9/30/2021				3,874.36
		181	8/8/2022	Check	-3,874.36
				<b>Invoice Total</b>	0.00
21585	11/16/2021				1,358.03
		39276	1/10/2022	Check	-1,358.03
				<b>Invoice Total</b>	0.00
21726	12/21/2021				745.50
		39276	1/10/2022	Check	-745.50
				<b>Invoice Total</b>	0.00
22539	9/14/2022				855.58
		10952	10/17/2022	Check	-855.58
				<b>Invoice Total</b>	0.00
				<b>Client Outstanding</b>	0.00

Craig Properties						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
0.00	0.00	0.00	0.00	0.00	0.00	0.00



**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
Attn: Jesse Craig  
1405 1st Ave N  
Fargo, ND 58102

Invoice number 20404  
Date 11/02/2020

Project 20042 - GENERATIONS ON 1ST

For Professional Services Through 11/02/2020

Description	Current Billed
<b>20042.03 - Platting</b>	1,150.00
Total	1,150.00

Invoice subtotal	1,150.00
Taxable Sales	74.75
Invoice total	1,224.75

*Thank you for your business.*

*For billing questions, please contact Becky Schuurmans at [BeckyS@InfrastructureDG.com](mailto:BeckyS@InfrastructureDG.com) or 605-271-5527.*



**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
Attn: Jesse Craig  
1405 1st Ave N  
Fargo, ND 58102

Invoice number 20403  
Date 11/02/2020

Project 20042 - GENERATIONS ON 1ST

For Professional Services Through 11/02/2020

Description	Current Billed
<b>20042.01 - Topographic Survey</b>	6,100.00
Total	6,100.00

Invoice subtotal	6,100.00
Taxable Sales	396.50
Invoice total	6,496.50

*Thank you for your business.*

*For billing questions, please contact Becky Schuurmans at [BeckyS@InfrastructureDG.com](mailto:BeckyS@InfrastructureDG.com) or 605-271-5527.*



**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 21255  
Date 07/26/2021  
  
Project 20163 - GENERATIONS ON 1ST SITE  
DESIGN

For Professional Services Through 07/17/2021

Description	Current Billed
20163.01 - Design	23,000.00
20163.02 - Construction Staking	2,000.00
20163.03 - Additional Services	1,000.00
Total	26,000.00

Invoice subtotal	26,000.00
Taxable Sales	1,690.00
Invoice total	27,690.00

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at 605-271-5527.*

**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 21503  
Date 09/30/2021

Project 20163 - GENERATIONS ON 1ST SITE  
DESIGN

For Professional Services Through 09/25/2021

**Professional Fees**

	Date	Hours	Billed Amount
Technician II			
Brian T. Carter			
	11/03/2020	4.00	380.00
	11/06/2020	1.00	95.00
	11/30/2020	3.00	285.00
Subtotal		8.00	760.00
Technician III			
Brian T. Carter			
	09/08/2021	2.00	210.00
	09/09/2021	2.00	210.00
	09/13/2021	3.50	367.50
	09/15/2021	2.00	210.00
	09/17/2021	1.00	105.00
	09/20/2021	4.00	420.00
	09/22/2021	3.00	315.00
	09/24/2021	1.50	157.50
Subtotal		19.00	1,995.00
Professional Fees subtotal		27.00	2,755.00

**Reimbursables**

	Units	Rate	Billed Amount
Electronic Survey Equipment	15.00	55.00	825.00
Mileage Survey Vehicle No. 6	68.00	0.85	57.80
Reimbursables subtotal			882.80

Invoice subtotal	3,637.80
Taxable Sales	236.56
Invoice total	3,874.36

Craig Properties  
Project 20163 - GENERATIONS ON 1ST SITE DESIGN

Invoice number 21503  
Date 09/30/2021

---

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at 605-271-5527.*

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 21585  
Date 11/16/2021

Project 20163 - GENERATIONS ON 1ST SITE  
DESIGN

For Professional Services Through 11/12/2021

**Professional Fees - Construction Staking**

	Date	Hours	Billed Amount
Technician III			
Brian T. Carter			
	09/27/2021	2.50	262.50
	09/28/2021	1.50	157.50
	09/29/2021	0.50	52.50
	10/05/2021	1.00	105.00
	10/06/2021	1.00	105.00
	10/07/2021	1.50	157.50
	10/18/2021	1.50	157.50
Nicholas J. Poor			
	09/30/2021	0.50	52.50
Subtotal		10.00	1,050.00
Professional Fees subtotal		10.00	1,050.00

**Reimbursables**

	Units	Rate	Billed Amount
Electronic Survey Equipment	4.00	55.00	220.00
Mileage Survey Vehicle No. 6	6.00	0.85	5.10
Reimbursables subtotal			225.10

Invoice subtotal	1,275.10
Taxable Sales	82.93
Invoice total	1,358.03

Thank you for your business. For billing inquiries, please contact JenniferH@InfrastructureDG.com or call our office at 605-271-5527.



**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
 Fargo, ND 58102  
Jesse Craig

Invoice number 21726  
Date 12/21/2021

Project **20163 - Generations On 1st Site Design**

For Professional Services Through 12/04/2021

20163.04 - Garage Staking

Invoice subtotal	700.00
Taxable Sales	45.50
Invoice total	<b>745.50</b>

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at 605-271-5527.*

**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 22539  
Date 09/14/2022

Project **20163 - Generations On 1st Site Design**

For Professional Services Through 09/10/2022

**20163.03 - Additional Services**

Professional Fees

	Hours	Rate	Billed Amount
Brian T. Carter	6.50	115.00	747.50

Reimbursables

	Units	Rate	Billed Amount
Electronic Survey Equipment	1.00	55.00	55.00
Mileage Survey Vehicle No. 6	1.00	0.85	0.85

Phase subtotal 803.35

Invoice subtotal 803.35

Taxable Sales 52.23

Invoice total **855.58**

*Thank you for your business. For billing inquiries, please contact JenniferH@InfrastructureDG.com or call our office at (605) 271-5527. This invoice may not include expenses incurred but not yet billed to us. Balances due which are not paid within thirty days will be charged interest at the rate of eighteen percent (18%) per annum.*

*\*\*\* We now accept credit cards. Please call our office at (605) 271-5527 to make a credit card payment. Note all credit card payments will incur a 3.5% service charge.\*\*\**

Craig Properties

Invoice number 22539

Invoice date 09/14/2022

Page 1

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

37699

77-7869/2913

\*\*\*\* SEVEN THOUSAND SEVEN HUNDRED TWENTY ONE AND 25/100 DOLLARS

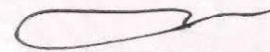
TO THE  
ORDER OF

03/16/21

\$7,721.25\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account



Authorized Signature

11

695711

DATE:09/14/21 CK#:38664 TOTAL:\$37,076.36\*\* BANK:1120 - Craig Properties, LLC

PAYEE:INFRASTRUCTURE DESIGN GROUP(infrastr)

Property	Account	Invoice	Description	Amount
0824	6200			37,076.36
				<hr/> 37,076.36

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

38664

77-7869/2913

\*\*\*\* THIRTY SEVEN THOUSAND SEVENTY SIX AND 36/100 DOLLARS

TO THE  
ORDER OF

09/14/21

\$37,076.36\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account



Authorized Signature

|| ■ [REDACTED] 6957 || ■

DATE:07/01/22 CK#:181 TOTAL:\$3,874.36\*\*\* BANK:The Ruins, LLC(ruins)  
PAYEE:INFRASTRUCTURE DESIGN GROUP

Property

Invoice - Date

Description

Amount

p0000001

07/01/2022

3,874.36

---

3,874.36

**The Ruins, LLC**

1405 1st Ave N

Red River State Bank  
300 2nd Ave W  
Halstad, MN 56548

181

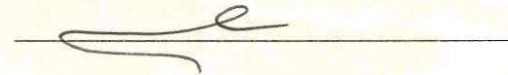
\*\*\*\* THREE THOUSAND EIGHT HUNDRED SEVENTY FOUR AND 36/100 DOLLARS

TO THE  
ORDER OF

07/01/22

\$3,874.36\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108



|| [REDACTED] 3782 ||



DATE:01/03/22 CK#:39276 TOTAL:\$4,027.67\*\*\* BANK:Craig Properties, LLC(1120)

PAYEE:INFRASTRUCTURE DESIGN GROUP

Property Address	Invoice - Date	Description	Amount
Craig Properties	01/03/2022		4,027.67
			<hr/> 4,027.67



**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

## Document

Page 45 of 88

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

39276

77-7869/2913

\*\*\*\* FOUR THOUSAND TWENTY SEVEN AND 67/100 DOLLARS

TO THE  
ORDER OF

01/03/22

\$4,027.67\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account

Authorized Signature

695711

Craig Development, LLC

Document

Page 46 of 88

10952

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

77-7869/2913

\*\*\*\* ONE THOUSAND ONE HUNDRED EIGHTY NINE AND 19/100 DOLLARS

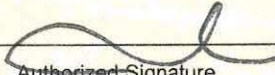
TO THE  
ORDER OF

10/02/22

\$1,189.19\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account

  
Authorized Signature

||" [REDACTED] 7 1 1 0 ||"

**WAIVER OF LIEN**

**SD19260724**

TO WHOM IT MAY CONCERN AND TO RED RIVER BANK

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

*- the invoice date*

**315 East Kemp, Watertown, SD 57201**

Dated this 8<sup>th</sup> day of August 2022, \_\_\_\_.

AMOUNT: \$3874.36  
[Enter Memo Info]

[Enter Creditor Name]

FULL ☒ for Inv # 21503

PARTIAL \_\_\_\_\_

By: Brian Keopai  
Its: VP  
Address: 3241 E. Bison Trail  
SF, SD 57108  
Phone Number: 605.271.5527

**PLEASE SIGN AND RETURN TO:**

**Craig Development, LLC  
1405 1 Ave N  
Fargo, ND 58102**

2016.01  
20031.05  
20031.04  
20163.01  
20163.02  
20163.03

**WAIVER OF LIEN**

**SD20297500**

TO WHOM IT MAY CONCERN AND TO Watertown Development Company and First Dakota Title -  
Watertown

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**Lots 1 of Generations on 1st Original Plat of the City of Watertown, Codington County, South Dakota, according to the recorded plat thereof.**

**26 1st Ave SW, Watertown, SD 57201**

Dated this 24 day of September 2021.

AMOUNT: \$ \_\_\_\_\_

Paid to: \_\_\_\_\_

FULL \_\_\_\_\_

PARTIAL \_\_\_\_\_

By: Brian Koopel  
Its: Owner  
Address: 3241 E. Bison Trl.  
Sioux Falls, SD 57108  
Phone Number: 680-4156

**PLEASE SIGN AND RETURN TO:**

**Craig Development  
1405 1st Ave N  
Fargo, ND 58102**

**WAIVER OF LIEN**

**SD20297500**

TO WHOM IT MAY CONCERN AND TO Watertown Development Company and First Dakota Title -  
Watertown

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**Lots 1 of Generations on 1st Original Plat of the City of Watertown, Codington County, South Dakota, according to the recorded plat thereof.**

**26 1st Ave SW, Watertown, SD 57201**

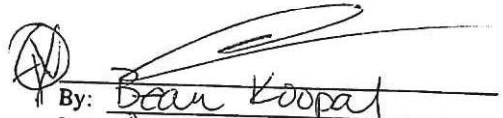
Dated this 10 day of January, 2022

AMOUNT: \$ 4,027.67

Paid to: Infrastructure Design Group, Inc.

FULL X

PARTIAL \_\_\_\_\_

  
By: Brian Koopal  
Its: Owner  
Address: 3241 E. Bison Trail  
Sioux Falls, SD 57108  
Phone Number: 605-271-5527

**PLEASE SIGN AND RETURN TO:**

**Craig Development  
1405 1st Ave N  
Fargo, ND 58102**



## **Exhibit C**

### **Infrastructure Design Group, Inc.**

**Parkside Project  
Professional Services Agreement  
Account Statement  
Invoices  
Payment Records  
Lien Waivers**

## SHORT FORM OF AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

This is an Agreement between **[Craig Development, LLC]** (Owner) and **[Infrastructure Design Group, Inc.]** (Engineer). Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as **[Parkside Place Development and Site Improvements]** (Project). Engineer's services under this Agreement (Services) are generally identified as **[See Attachment A]**.

Owner and Engineer further agree as follows:

### 1.01 Services of Engineer

- A. Engineer shall provide or furnish the Services set forth in this Agreement, Attachment A, and any Additional Services authorized by Owner and consented to by Engineer.

### 2.01 Owner's Responsibilities

- A. Owner shall provide Engineer with existing Project-related information and data in Owner's possession and needed by Engineer for performance of Engineer's Services. Owner will advise the Engineer of Project-related information and data known to Owner but not in Owner's possession. Engineer may use and rely upon Owner-furnished information and data in performing its Services, subject to any express limitations applicable to the furnished items.
  - 1. Following Engineer's assessment of initially-available Project information and data, and upon Engineer's request, Owner shall obtain, furnish, or otherwise make available (if necessary through retention of specialists or consultants) such additional Project-related information and data as is reasonably required to enable Engineer to complete its Services; or, with consent of Engineer, Owner may authorize the Engineer to obtain or provide all or part of such additional information and data as Additional Services.
- B. Owner shall provide necessary direction and make decisions, including prompt review of Engineer's submittals, and carry out its other responsibilities in a timely manner so as not to delay Engineer's performance. Owner shall give prompt notice to Engineer whenever Owner observes or otherwise becomes aware of (1) any relevant, material defect or nonconformance in Engineer's Services, or (2) any development that affects the scope or time of performance of Engineer's Services.

### 3.01 Schedule for Rendering Services

- A. Engineer shall complete its Services within the following specific time period: [ ]. If no specific time period is indicated, Engineer shall complete its Services within a reasonable period of time.
- B. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's Services is impaired, or Engineer's Services are delayed or suspended, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

#### 4.01 Invoices and Payments

- A. Invoices: Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt.
- B. Payment: As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in this Paragraph 4.01, Invoices and Payments. If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.
- C. Failure to Pay: If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer's invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day; (2) in addition Engineer may, after giving 7 days' written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges, and in such case Owner waives any and all claims against Engineer for any such suspension; and (3) if any payment due Engineer remains unpaid after 90 days, Engineer may terminate the Agreement for cause pursuant to Paragraph 5.01.A.2.
- D. Reimbursable Expenses: Engineer is entitled to reimbursement of expenses only if so indicated in Paragraph 4.01.E or 4.01.F. If so entitled, and unless expressly specified otherwise, the amounts payable to Engineer for reimbursement of expenses will be the Project-related internal expenses actually incurred or allocated by Engineer, plus all invoiced external expenses allocable to the Project, including Engineer's subcontractor and subconsultant charges, with the external expenses multiplied by a factor of **[10%]**.
- E. Basis of Payment
  - 1. Hourly Rates. Owner shall pay Engineer for Services as follows:
    - a. An amount equal to the cumulative hours charged to the Project by Engineer's employees times standard hourly rates for each applicable billing class, plus reimbursement of expenses incurred in connection with providing the Services.
    - b. Engineer's Standard Hourly Rates are available upon request.
    - c. The total compensation for Services and reimbursement of expenses is estimated to be **[\$20,630.00]**.
- F. Additional Services: For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services.

#### 5.01 Termination

- A. Termination for Cause



1. Either party may terminate the Agreement for cause upon 30 days' written notice in the event of substantial failure by the other party to perform in accordance with the terms of the Agreement, through no fault of the terminating party.
    - a. Notwithstanding the foregoing, this Agreement will not terminate under Paragraph 5.01.A.1 if the party receiving such notice begins, within 7 days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt thereof; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30-day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein will extend up to, but in no case more than, 60 days after the date of receipt of the notice.
  2. In addition to its termination rights in Paragraph 5.01.A.1, Engineer may terminate this Agreement for cause upon 7 days' written notice (a) if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional, (b) if Engineer's services for the Project are delayed or suspended for more than 90 days for reasons beyond Engineer's control, (c) if payment due Engineer remains unpaid for 90 days, as set forth in Paragraph 4.01.C, or (d) as the result of the presence at the Site of undisclosed Constituents of Concern as set forth in Paragraph 6.01.I.
  3. Engineer will have no liability to Owner on account of any termination by Engineer for cause.
- B. Termination for Convenience: Owner may terminate this Agreement for convenience, effective upon Engineer's receipt of notice from Owner.
- C. Payments Upon Termination: In the event of any termination under Paragraph 5.01, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement, and to reimbursement of expenses incurred through the effective date of termination. Upon making such payment, Owner will have the limited right to the use of all deliverable documents, whether completed or under preparation, subject to the provisions of Paragraph 6.01.F, at Owner's sole risk.
1. If Owner has terminated the Agreement for cause and disputes Engineer's entitlement to compensation for services and reimbursement of expenses, then Engineer's entitlement to payment and Owner's rights to the use of the deliverable documents will be resolved in accordance with the dispute resolution provisions of this Agreement or as otherwise agreed in writing.
  2. If Owner has terminated the Agreement for convenience, or if Engineer has terminated the Agreement for cause, then Engineer will be entitled, in addition to the payments identified above, to invoice Owner and receive payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Engineer's subcontractors or subconsultants, and other related close-out costs, using methods and rates for Additional Services as set forth in Paragraph 4.01.F.

6.01 General Considerations

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor will Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to that Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.
- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions of probable construction cost (if any) are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by Engineer.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Engineer grants to Owner a limited license to use the deliverable documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the deliverable documents, and subject to the following limitations:
  - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
  - 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific



purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and subconsultants;

3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and subconsultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
4. such limited license to Owner shall not create any rights in third parties.
- G. Owner and Engineer agree to transmit, and accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- H. Waiver of Damages; Limitation of Liability: To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's officers, directors, members, partners, agents, employees, subconsultants, and insurers, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$10,000 or the total amount of compensation received by Engineer, whichever is greater.
- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.
- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute will be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the laws of the state in which the Project is located.
- L. Engineer's Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

7.01 Definitions

- A. Constructor—Any person or entity (not including the Engineer, its employees, agents, representatives, subcontractors, and subconsultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- B. Constituent of Concern—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), lead based paint (as defined by the HUD/EPA standard), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to laws and regulations regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

8.01 Successors, Assigns, and Beneficiaries

A. Successors and Assigns

- 1. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 8.01.A.2 the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- 2. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

- B. Beneficiaries: Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

9.01 Total Agreement

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

Attachments: Attachment A – Scope of Services



This Agreement's Effective Date is **[June 23, 2020]**.

Owner:

Craig Development, LLC

(name of organization)

By:



(authorized individual's signature)

Date:

6-23-20

(date signed)

Name:

Jesse Cuy

(typed or printed)

Title:

President

(typed or printed)

Address for giving notices:

Box 426

Fargo, ND 58107

Designated Representative:

Name:

(typed or printed)

Title:

(typed or printed)

Address:

Phone:

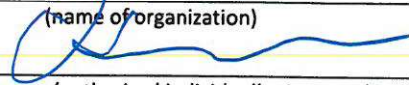
Email:

Engineer:

Infrastructure Design Group, Inc.

(name of organization)

By:



(authorized individual's signature)

Date:

June 23, 2020

(date signed)

Name:

Chad Hanisch

(typed or printed)

Title:

President

(typed or printed)

Address for giving notices:

20 S. Maple Street

Watertown, SD 57201

Designated Representative:

Name:

Vanessa Victor

(typed or printed)

Title:

Watertown Office Manager

(typed or printed)

Address:

20 S. Maple Street

Watertown, SD 57201

Phone:

605-271-5527

Email:

VanessaV@InfrastructureDG.com

Statement

Infrastructure Design Group, Inc.  
116 West 69th Street, Suite 200  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102

Statement date: 11/25/2024

	Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
<b>Craig Properties</b>						
<b>20031 - Parkside Place</b>						
	20402	11/2/2020				1,599.31
			37382	2/2/2021	Check	-1,599.31
					<b>Invoice Total</b>	0.00
	20400	11/2/2020				6,283.50
				9/28/2021	Credit Memo	-0.45
			37382	2/2/2021	Check	-6,283.05
					<b>Invoice Total</b>	0.00
	20401	11/2/2020				21,970.95
			37382	2/2/2021	Check	-21,970.95
					<b>Invoice Total</b>	0.00
	21256	7/26/2021				4,561.30
			38664	9/16/2021	Check	-4,561.30
					<b>Invoice Total</b>	0.00
	21691	12/7/2021				1,924.14
			39276	1/10/2022	Check	-1,924.14
					<b>Invoice Total</b>	0.00
					<b>Client Outstanding</b>	0.00

<b>Craig Properties</b>						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
Attn: Jesse Craig  
1405 1st Ave N  
Fargo, ND 58102

Invoice number 20402  
Date 11/02/2020

Project 20031 - BANQUET HALL - THE PALACE  
SURVEY

For Professional Services Through 11/02/2020

Description	Current Billed
<b>20031.04 - Construction Staking Parkside Place</b>	1,501.70
Total	1,501.70

Invoice subtotal	1,501.70
Taxable Sales	97.61
Invoice total	1,599.31

*Thank you for your business.  
For billing questions, please contact Becky Schuurmans at [BeckyS@InfrastructureDG.com](mailto:BeckyS@InfrastructureDG.com) or 605-271-5527.*



**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
Attn: Jesse Craig  
1405 1st Ave N  
Fargo, ND 58102

Invoice number 20400  
Date 11/02/2020

Project 20031 - BANQUET HALL - THE PALACE  
SURVEY

For Professional Services Through 11/02/2020

Description	Current Billed
<b>20031 - Banquet Hall - The Palace Survey</b>	5,900.00
Total	5,900.00

Invoice subtotal	5,900.00
Taxable Sales	383.50
Invoice total	6,283.50

*Thank you for your business.*

*For billing questions, please contact Becky Schuurmans at [BeckyS@InfrastructureDG.com](mailto:BeckyS@InfrastructureDG.com) or 605-271-5527.*





**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
Attn: Jesse Craig  
1405 1st Ave N  
Fargo, ND 58102

Invoice number 20401  
Date 11/02/2020

Project 20031 - BANQUET HALL - THE PALACE  
SURVEY

For Professional Services Through 11/02/2020

Description	Current Billed
<b>20031.03 Parkside Place Site Design</b>	20,630.00
Total	20,630.00

Invoice subtotal	20,630.00
Taxable Sales	1,340.95
Invoice total	21,970.95

*Thank you for your business.*

*For billing questions, please contact Becky Schuurmans at [BeckyS@InfrastructureDG.com](mailto:BeckyS@InfrastructureDG.com) or 605-271-5527.*



**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 21256  
Date 07/26/2021  
Project 20031 - PARKSIDE PALACE

For Professional Services Through 07/17/2021

Description	Current Billed
20031.05 - Construction Staking Block Layers	266.70
20031.04 - Construction Staking	2,388.70
20031.01 - Banquet Hall - The Palace Additional Services	1,627.50
Total	4,282.90

Invoice subtotal	4,282.90
Taxable Sales	278.40
Invoice total	4,561.30

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at 605-271-5527.*

**Infrastructure Design Group, Inc.**  
3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102  
Jesse Craig

Invoice number 21691  
Date 12/07/2021  
Project 20031 - PARKSIDE PLACE

For Professional Services Through 12/04/2021

Description	Current Billed
<b>20031.01 - Parkside Place Additional Services</b>	1,806.70
Total	1,806.70

Services Provided:

1. Alley Re-design
2. Alley Staking
3. Plat Revisions

Invoice subtotal	1,806.70
Taxable Sales	117.44
Invoice total	1,924.14

Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com) or call our office at 605-271-5527.

DATE:09/14/21 CK#:38664 TOTAL:\$37,076.36\*\* BANK:1120 - Craig Properties, LLC  
PAYEE:INFRASTRUCTURE DESIGN GROUP(infrastr)

Property	Account	Invoice	Description	Amount
0824	6200			37,076.36
				<hr/> 37,076.36

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

38664

77-7869/2913

\*\*\*\* THIRTY SEVEN THOUSAND SEVENTY SIX AND 36/100 DOLLARS

TO THE  
ORDER OF

09/14/21

\$37,076.36\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account



Authorized Signature

II [REDACTED] 595711

DATE:01/03/22 CK#:39276 TOTAL:\$4,027.67\*\*\* BANK:Craig Properties, LLC(1120)

PAYEE:INFRASTRUCTURE DESIGN GROUP

Property Address	Invoice - Date	Description	Amount
Craig Properties	01/03/2022		4,027.67
			<hr/> 4,027.67



Property	Account	Invoice	Description	Amount
0824	6200			37,847.95
				<hr/>
				37,847.95

10225

20398

20401

20402

20400



TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

37382

77-7869/2913

\*\*\*\* THIRTY SEVEN THOUSAND EIGHT HUNDRED FORTY SEVEN AND 95/100 DOLLARS

TO THE  
ORDER OF

01/18/21

\$37,847.95\*\*

INFRASTRUCTURE DESIGN GROUP

Business Account



Authorized Signature

|| [REDACTED] 6957 ||

**WAIVER OF LIEN**

**SD20297500**

TO WHOM IT MAY CONCERN AND TO Watertown Development Company and First Dakota Title -  
Watertown

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**Lots 15 and 16 in Block 2 of the Original Plat of the City of Watertown, Codington County, South Dakota, according to the recorded plat thereof.**

**8 2nd Street Northeast, Watertown, SD 57201**

Dated this 25<sup>th</sup> day of January, 2021.

AMOUNT: \$ 37,847.95

Paid to: Infrastructure Design Group

FULL

PARTIAL

X

Invoice  
20398  
10225  
20400  
20401  
20402

By: Beau Koopal  
Its: Owner  
Address: 20 S. Maple St.  
Watertown, SD 57201  
Phone Number: ~~605-886-1041~~ 878-2120

**PLEASE SIGN AND RETURN TO:**

**First Dakota Title - Watertown  
168 North Broadway  
Watertown, SD 57201  
Fax Number -- (605)886-1041**

2016.01  
20031.05  
20031.04  
20163.01  
20163.02  
20163.03

**WAIVER OF LIEN**

**SD20297500**

TO WHOM IT MAY CONCERN AND TO Watertown Development Company and First Dakota Title -  
Watertown

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**Lots 1 of Generations on 1st Original Plat of the City of Watertown, Codington County, South Dakota, according to the recorded plat thereof.**

**26 1st Ave SW, Watertown, SD 57201**

Dated this 24 day of September 2021.

AMOUNT: \$ \_\_\_\_\_

Paid to: \_\_\_\_\_

FULL \_\_\_\_\_

PARTIAL \_\_\_\_\_

By: Brian Koopel  
Its: Owner  
Address: 3241 E. Bison Trl.  
Sioux Falls, SD 57108  
Phone Number: 680-4156

**PLEASE SIGN AND RETURN TO:**

**Craig Development  
1405 1st Ave N  
Fargo, ND 58102**

**WAIVER OF LIEN**

**SD20297500**

TO WHOM IT MAY CONCERN AND TO Watertown Development Company and First Dakota Title -  
Watertown

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**Lots 1 of Generations on 1st Original Plat of the City of Watertown, Codington County, South Dakota, according to the recorded plat thereof.**

**26 1st Ave SW, Watertown, SD 57201**

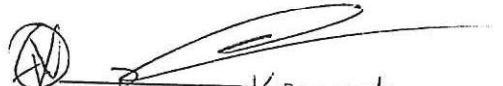
Dated this 10 day of January, 2022

AMOUNT: \$ 4,027.67

Paid to: Infrastructure Design Group, Inc.

FULL X

PARTIAL \_\_\_\_\_

  
By: Brian Koopal  
Its: Owner  
Address: 3241 E. Bison Trail  
Sioux Falls, SD 57108  
Phone Number: 605-271-5527

**PLEASE SIGN AND RETURN TO:**

**Craig Development  
1405 1st Ave N  
Fargo, ND 58102**

## **Exhibit D**

### **Infrastructure Design Group, Inc.**

**Lofts Project  
Account Statement  
Invoices  
Payment Records  
Lien Waivers**

Statement

Infrastructure Design Group, Inc.  
116 West 69th Street, Suite 200  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102

Statement date: 11/25/2024

	Invoice Number	Invoice Date	Receipt	Receipt Date	Receipt Method	Amount
--	----------------	--------------	---------	--------------	----------------	--------

**Craig Properties**

**19120 - Craig Properties Downtown Dev Sur**

10226	11/17/2019					1,688.03
		16952	12/20/2019	Check		-1,688.03
				<b>Invoice Total</b>		0.00
10225	11/17/2019					5,545.99
		37382	2/2/2021	Check		-5,545.99
				<b>Invoice Total</b>		0.00
10224	11/17/2019					19,055.73
		16952	12/20/2019	Check		-19,055.73
				<b>Invoice Total</b>		0.00
20398	11/2/2020					2,448.65
		37382	2/2/2021	Check		-2,448.65
				<b>Invoice Total</b>		0.00
21002	5/17/2021					266.25
		38370	9/14/2021	Check		-266.25
				<b>Invoice Total</b>		0.00
				<b>Client Outstanding</b>		0.00

Craig Properties						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
0.00	0.00	0.00	0.00	0.00	0.00	0.00

**Infrastructure Design Group, Inc.**

1111 N. Lake Avenue  
Sioux Falls, SD 57104  
605-271-5527

Craig Properties  
 Fargo, ND 58102

Invoice number 10226  
Date 11/17/2019

Project 19120 - CRAIG PROPERTIES  
DOWNTOWN DEV SUR

For Professional Services Through 11/18/2019

**Professional Fees**

	Date	Hours	Rate	Billed Amount
Professional Land Surveyor				
Beau M. Koopal	09/16/2019	3.50	125.00	437.50
Survey Technician I				
Brian T. Carter	09/18/2019	5.00	85.00	425.00
	09/27/2019	6.00	85.00	510.00
	10/07/2019	2.50	85.00	212.50
	Subtotal	13.50		1,147.50
Professional Fees subtotal		17.00		1,585.00
Invoice subtotal				1,585.00
Taxable Sales				103.03
Invoice total				1,688.03

Approved by:

Rebecca J. Schuurmans  
Office Manager

*Thank you for your business.*

*For billing questions, please contact Becky Schuurmans at BeckyS@InfrastructureDG.com or 605-271-5527.*

**Infrastructure Design Group, Inc.**

1111 N. Lake Avenue  
Sioux Falls, SD 57104  
605-271-5527

Craig Properties  
Fargo, ND 58102

Invoice number 10225  
Date 11/17/2019

Project 19120 - CRAIG PROPERTIES  
DOWNTOWN DEV SUR

For Professional Services Through 11/18/2019

**Professional Fees**

	Date	Hours	Rate	Billed Amount
Professional Engineer II				
Krista A. May				
	08/05/2019	4.00	145.00	580.00
	08/06/2019	4.00	145.00	580.00
	08/07/2019	4.00	145.00	580.00
	08/08/2019	3.00	145.00	435.00
	08/09/2019	4.00	145.00	580.00
	08/12/2019	0.50	145.00	72.50
	08/16/2019	1.00	145.00	145.00
	08/22/2019	2.00	145.00	290.00
	08/28/2019	3.00	145.00	435.00
	08/29/2019	3.00	145.00	435.00
	09/13/2019	4.00	145.00	580.00
	Subtotal	32.50		4,712.50
Project Manager				
Vanessa L. Victor				
	09/30/2019	1.00	165.00	165.00
	10/04/2019	1.00	165.00	165.00
	10/07/2019	1.00	165.00	165.00
	Subtotal	3.00		495.00
Professional Fees subtotal		35.50		5,207.50
Invoice subtotal				5,207.50
Taxable Sales				338.49
Invoice total				5,545.99

Approved by:

Rebecca J. Schuurmans  
Office Manager

Craig Properties

Invoice number 10225

Invoice date 11/17/2019

RRSB-Infrastructure Design Group Inc. SD Subpoena 0623



Thank you for your business.

For billing questions, please contact Becky Schuurmans at [BeckyS@InfrastructureDG.com](mailto:BeckyS@InfrastructureDG.com) or 605-271-5527.

**Infrastructure Design Group, Inc.**

1111 N. Lake Avenue  
Sioux Falls, SD 57104  
605-271-5527

Craig Properties  
Fargo, ND 58102

Invoice number 10224  
Date 11/17/2019

Project 19120 - CRAIG PROPERTIES  
DOWNTOWN DEV SUR

For Professional Services Through 11/18/2019

**Professional Fees**

	Date	Hours	Rate	Billed Amount
Regular				
Beau M. Koopal				
	06/18/2019	1.00	125.00	125.00
	06/25/2019	1.00	125.00	125.00
	06/26/2019	1.50	125.00	187.50
	06/27/2019	1.50	125.00	187.50
	07/09/2019	1.00	125.00	125.00
	07/10/2019	6.50	125.00	812.50
	07/15/2019	1.00	125.00	125.00
	07/17/2019	1.00	125.00	125.00
Brian T. Carter				
	06/25/2019	9.50	85.00	807.50
	06/26/2019	9.50	85.00	807.50
	06/28/2019	6.00	85.00	510.00
	07/11/2019	2.00	85.00	170.00
	07/12/2019	1.00	85.00	85.00
	07/19/2019	6.00	85.00	510.00
Krista A. May				
	06/26/2019	4.00	145.00	580.00
	07/03/2019	3.00	145.00	435.00
	07/12/2019	5.00	145.00	725.00
	07/17/2019	2.00	145.00	290.00
	07/18/2019	7.00	145.00	1,015.00
	07/19/2019	8.00	145.00	1,160.00
Kyle S. Vongroven				
	07/03/2019	0.50	90.00	45.00
Vanessa L. Victor				
	06/27/2019	1.00	165.00	165.00
	Subtotal	79.00		9,117.50
Professional Land Surveyor				
Beau M. Koopal				
	07/24/2019	1.00	125.00	125.00
	07/26/2019	1.00	125.00	125.00
	08/30/2019	1.50	125.00	187.50

**Professional Fees**

	Date	Hours	Rate	Billed Amount
	Subtotal	3.50		437.50
Sr. Professional Land Surveyor Robert D. Kummer				
	09/18/2019	0.50	145.00	72.50
Administrative Assitant II Rebecca J. Schuurmans				
	07/24/2019	0.50	75.00	37.50
Professional Engineer II Krista A. May				
	07/22/2019	6.25	145.00	906.25
	07/23/2019	6.50	145.00	942.50
	07/24/2019	1.50	145.00	217.50
	07/25/2019	5.00	145.00	725.00
	08/05/2019	4.00	145.00	580.00
	08/06/2019	4.00	145.00	580.00
	08/07/2019	3.00	145.00	435.00
	08/08/2019	4.00	145.00	580.00
	08/09/2019	4.00	145.00	580.00
	Subtotal	38.25		5,546.25
Project Manager Vanessa L. Victor				
	08/09/2019	1.50	165.00	247.50
	08/12/2019	0.50	165.00	82.50
	08/30/2019	2.00	165.00	330.00
	09/09/2019	1.00	165.00	165.00
	09/10/2019	2.00	165.00	330.00
	09/11/2019	2.00	165.00	330.00
	09/12/2019	1.00	165.00	165.00
	09/13/2019	1.00	165.00	165.00
	Subtotal	11.00		1,815.00
Professional Fees subtotal		132.75		17,026.25

**Reimbursables**

	Units	Rate	Billed Amount
Electronic Survey Equipment	17.00	50.00	850.00
Mileage Survey Vehicle No. 6	17.00	0.85	14.45
Printing/Copyin (Expense)	2.00	1.00	2.00
Reimbursables subtotal			866.45

Invoice subtotal	17,892.70
Taxable Sales	1,163.03
Invoice total	19,055.73

Approved by:

Rebecca J. Schuurmans  
Office Manager

*Thank you for your business.  
For billing questions, please contact Becky Schuurmans at [BeckyS@InfrastructureDG.com](mailto:BeckyS@InfrastructureDG.com) or 605-271-5527.*



**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102

Invoice number 20398  
Date 11/02/2020

Project 19120 - CRAIG PROPERTIES  
DOWNTOWN DEV SUR

For Professional Services Through 11/05/2020

Description	Current Billed
<b>19120.02 - Construction Staking The Lofts</b>	2,299.20
Total	2,299.20

Invoice subtotal	2,299.20
Taxable Sales	149.45
Invoice total	2,448.65

*Thank you for your business.*

*For billing questions, please contact Becky Schuurmans at [BeckyS@InfrastructureDG.com](mailto:BeckyS@InfrastructureDG.com) or 605-271-5527.*



**Infrastructure Design Group, Inc.**

3241 E. Bison Trail  
Sioux Falls, SD 57108  
605-271-5527

Craig Properties  
1405 1st Ave N  
Fargo, ND 58102

Invoice number 21002  
Date 05/17/2021

Project **19120 - Craig Properties Downtown Dev  
Sur - The Lofts**

For Professional Services Through 04/10/2021

---

**19120.03 - Parking Easement Exhibit**

Professional Fees

Beau M. Koopal

Billed  
Amount

---

250.00

Invoice subtotal 

---

250.00

Taxable Sales 

---

16.25

Invoice total 

---

**266.25** 

---

*Thank you for your business. For billing inquiries, please contact [JenniferH@InfrastructureDG.com](mailto:JenniferH@InfrastructureDG.com).  
For billing questions, please contact our office at 605-271-5527.*



16952

FIRST DAKOTA TITLE - WATERTOWN

ESCROW ACCOUNT  
168 NORTH BROADWAY  
WATERTOWN, SD 57201  
605-886-5139

GREAT WESTERN BANK  
78-873/914

16952

December 11, 2019

\$20,743.76

Twenty Thousand Seven Hundred Forty Three and 76/100

\*\*\*\*\*

Dollars

Infrastructure Design Group, Inc.  
1111 North Lake Avenue  
Sioux Falls, SD 57104

VOID AFTER 90 DAYS



*Nancy Case*  
*Mark Lind*

AUTHORIZED SIGNATURE

SD19269171

7088

Security features. Details on back.

FIRST DAKOTA TITLE - WATERTOWN • GREAT WESTERN BANK • ESCROW ACCOUNT • 168 NORTH BROADWAY • WATERTOWN, SD 57201

16952  
16952

DATE: 12/11/2019

FILE: SD19269171

CHECK AMOUNT: \$20,743.76

BUYER: The Lofts, LLC

SETTLEMENT DATE:

PROPERTY ADDRESS: 1 tbd, Watertown, SD 57201

PAYEE: Infrastructure Design Group, Inc.

12/11/2019: Disbursement to Infrastructure Design Group, Inc.: 10224

\$19,055.73

12/11/2019: Disbursement to Infrastructure Design Group, Inc.: 10226

\$1,688.03

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**Craig Properties, LLC**

PO Box 426  
Fargo, ND 58107

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

37382

77-7869/2913

\*\*\*\* THIRTY SEVEN THOUSAND EIGHT HUNDRED FORTY SEVEN AND 95/100 DOLLARS

TO THE  
ORDER OF

01/18/21

\$37,847.95\*\*

INFRASTRUCTURE DESIGN GROUP

Business Account



Authorized Signature

|| [REDACTED] 6957 ||

**Craig Properties, LLC**P O Box 426  
Fargo, ND 58107

Doc 194

Filed 10/14/25  
DocumentEntered 10/14/25 09:42:30  
Page 85 of 88

Desc Main

38370

First Community Credit Union  
4521 19th Avenue South  
Fargo, ND 58103

77-7869/2913

\*\*\*\* TWO HUNDRED SIXTY SIX AND 25/100 DOLLARS


TO THE  
ORDER OF

07/21/21

\$266.25\*\*\*\*\*

INFRASTRUCTURE DESIGN GROUP  
3241 E BISON TRAIL  
SIOUX FALLS, SD 57108

Business Account

  
Authorized Signature

|| [REDACTED] 6957||

DATE:07/21/21 CK#:38370 TOTAL:\$266.25\*\*\*\*\* BANK:1120 - Craig Properties, LLC  
PAYEE:INFRASTRUCTURE DESIGN GROUP(infrastr)

Property	Account	Invoice	Description	Amount
0824	6200			266.25
				<hr/> 266.25

**WAIVER OF LIEN**

**SD20297500**

TO WHOM IT MAY CONCERN AND TO Watertown Development Company and First Dakota Title -  
Watertown

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**Lots 15 and 16 in Block 2 of the Original Plat of the City of Watertown, Codington County, South Dakota, according to the recorded plat thereof.**

**8 2nd Street Northeast, Watertown, SD 57201**

Dated this 25<sup>th</sup> day of January, 2021.

AMOUNT: \$ 37,847.95

Paid to: Infrastructure Design Group

FULL

PARTIAL

X

Invoice  
20398  
10225  
20400  
20401  
20402

By: Beau Koopa  
Its: Owner  
Address: 20 S. Maple St.  
Watertown, SD 57201  
Phone Number: ~~605-886-1041~~ 878-2120

**PLEASE SIGN AND RETURN TO:**

**First Dakota Title - Watertown  
168 North Broadway  
Watertown, SD 57201  
Fax Number -- (605)886-1041**



**WAIVER OF LIEN**

**SD20297500**

TO WHOM IT MAY CONCERN AND TO Watertown Development Company and First Dakota Title -  
Watertown

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby waives and releases any and all mechanics' liens, claims or rights of liens and all rights acquired by the undersigned to file mechanics' liens or claims on account of labor or services performed at or materials furnished or delivered to the real property below described, or any building, construction, or improvement thereon by the undersigned, and any right to claim any lien priority as of any date prior to the date hereof upon the real property situated in the County of Codington, State of South Dakota described as:

**Lots 15 and 16 in Block 2 of the Original Plat of the City of Watertown, Codington County, South Dakota, according to the recorded plat thereof.**

**8 2nd Street Northeast, Watertown, SD 57201**

Dated this 15<sup>th</sup> day of September, 2021.

AMOUNT: \$ 2666.25

Paid to: Infrastructure Design Group, Inc.

FULL X

PARTIAL \_\_\_\_\_

By: [Signature]  
Its: Owner  
Address: 3241 E. Bison Trail  
Sioux Falls, SD 57108  
Phone Number: 605-271-5527

**PLEASE SIGN AND RETURN TO:**

**Craig Development, LLC  
1405 1st Avenue North  
Fargo, ND 58102**